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NICK SAMPINOS

Community Director
NICK TATTON

City Recorder
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Commission

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DALE EVANS
ROBERT OLIVER
RICHARD ROOT
FRANKIE SACCO
JAN YOUNG
ERROLL HOLT, ALT.

PRICE CITY PLANNING COMMISSION

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185 E. Main - P.O. Box 893

Price, Utah 84501

PLANNING AND ZONING AGENDA

08/24/2015

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES OF August 10, 2015
4. PUBLIC COMMENT ON AGENDA ITEMS
5. GENERAL BUSINESS
 - a. GENERAL PLAN REVIEW. Review of Price City General Plan Chapter 2 proposed updates.
6. CONDITIONAL USE PERMIT
 - a. CLUB AND ACTIVITY LAND USE. Consideration and possible final approval recommendation for a conditional use permit for the Boys and Girls Club of Carbon County for occupancy and operation at 30 E 200 S, within the Commercial 1 zoning district, Megan Marshall, Board Chair.
7. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF AUGUST 10, 2015**

PRESENT:

Commissioners:

Dale Evans
Jan Young
Nancy Beacco
Frankie Sacco
Richard Root

Nick Tatton, Community Director
Sherrie Gordon, City Recorder

EXCUSED: Commissioner Nancy Bentley and Commissioner Robert Oliver

OTHERS PRESENT: Wayne Clausing, Kathy Hanna-Smith, Gust Kalatzes, Melvin Parrish, Kevin Norried, Corina MacKnight, and David Mower

1. In the absence of Chairman Oliver, Vice Chair Sacco called the meeting to order at 6:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF June 22, 2015 –
MOTION. Commissioner Root moved to approve the minutes of June 22, 2015 as presented. Motion seconded by Commissioner Young and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received.
5. GENERAL BUSINESS –
 - a. GENERAL PLAN. Review of updates recommended for Chapter 1 of the Price City General Plan.

Nick Tatton, Community Director, said that the edits and amendments suggested by the Planning Commission through the update process have been made. The Commissioners will review Chapter 1 and report any additional requested updates to Mr. Tatton.

6. CONDITIONAL USE PERMITS –
 - a. NEW MOTOR VEHICLE DEALERSHIP DEVELOPMENT. Consideration and possible approval for Concept Approval Only of a motor vehicle dealership with service located at approximately 900 West Westwood Blvd within the Commercial 1 zoning district, Auto Farm U Ford DBA Price Ford, Mr. Gust Kalatzes.

A Conditional Use Permit (CUP) application for **concept approval only** for a new automobile dealership was submitted by Gust Kalatzes, Auto Farm, Price Auto Group. Concept approval indicates that the Planning Commission is favorable to the type of land use in the location indicated and that the requested land use may be permitted in the location.

The location is situated on the southwest corner of the intersection of Highway 6 and Westwood Blvd. within the Commercial 1 (C-1) zoning district. An actual site address has not been established as of this writing. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use(s) are: (1) Motor Vehicle Dealers, Code Section 11.3.4.35: Permitted Use; Automobile repair and services, Code Section 11.3.5.6: Conditional Use.

A small travel and visitor center that provides area information may also be included in the development, that land use is considered a Public Information Center, Code Section 11.3.10.5.7: Conditional Use. The development of the site is a conditional use based on Section 11.3.11 of the Code.

Vice Chair Sacco discussed the development with the applicant including the following list of development items to be finalized for preliminary or final approval and then concept approval provided:

- Completion of a land assembly plat to combine multiple parcels of land into one development parcel.

- Curb, gutter, sidewalk, asphalt restorations and parking strip installation along the frontage of the development. This discussion should include a discussion of paint striping plans including 'red zones' for restricted parking, as needed, and pedestrian crosswalk locations.
- Completion of a qualified geotechnical report and submission to the Price City Engineer for concurrence.
 - Potential for advance approval on site clearing and grubbing work to begin, including placement of fill dirt and excavation work. To be completed in concurrence with the geotechnical report and direction from the Price City Engineer.
- Completion of a storm water management plan, including on-site detention and release, and submission to the Price City Engineer for concurrence.
 - Submission of an elevation certificate indicating that the elevation of the development is not within the 100 year flood plain.
 - To include the 'ditch' issue and potential flood and storm water management resulting from the flood gate, spill, breach or overtopping of the canal.
 - Notification of the canal company, formally and in writing, of the development consistent with Section 3.3.2.2 of the Code. While the development is over 100 feet from the canal and not required by State Statute, it is recommended that the notification be completed.
- Treatment and development of the 'ditch' for irrigation and storm water management that runs along the Westwood Blvd. frontage of the development site. This discussion should include comments regarding the long-term maintenance of the ditch and if the ditch will be open or piped.
- Completion of a private utility agreement with Price City Public Works relative to the water system within the development boundaries.
- Completion of a public infrastructure development agreement with Price City Public Works and submission of the necessary financial surety.
- Potential for advance approval on site clearing and grubbing work to begin, including placement of soil and excavation work.
- Site Plan Elements:
 - Street lighting installations, LED fixtures. Installed to city standards with photo cells.
 - Parking lot lighting, LED fixtures. All light to stay on subject property.
 - Site access ingress/egress width.
 - Fencing types, heights, etc. on south frontages.
 - Minimum 5% landscaping requirement.
 - Minimum parking spaces for employees, customers and potential visitors to the conceptual travel and visitor center.
- Completion of an environmental review of the site consistent with Section 3.3.2.3 of the Code.
- Sign plan to be submitted to Price City Planning Department for sign review and possible approval prior to installation of any signage. May be submitted as part of this process or separately.
- Letters from each utility provider indicating ability and capacity to serve the development.
 - Price City: water, sewer, electric.
 - Questar: natural gas.
 - Emery Telcom: telephone and internet
 - Provision of an electrical load sheet for the development to the Price City Electric Department and coordination of necessary electric utility system connection requirements.
 - Indication of utility connection locations and sizes for all utilities, including payment of all connection fees.
- Installation of a grease trap and sampling manhole on site to protect the sewer system.
- Completion of the PRWID waste water survey and submission to PRWID.
- Submission of final building plans to Price City Building Department for plan review and completion of all construction under the auspices of a Price City Building Permit.

The Commissioners and Mr. Kalatzes reviewed the application. He is working with UDOT and the Ford Dealership to finish the required paperwork with them. Nick Tatton, Community Director, has been working closely on this application and assisting the applicant to ensure all requirements are being met.

ACCEPTANCE: The applicant acknowledged that he is aware of the concept approval only, understands the conditions of concept approval and intends to comply with the conditions of approval. The application will return to the Planning Commission for preliminary and/or final approval.

MOTION. Commissioner Beacco recommended this be moved forward to the Price City Council, concept only, approve the Conditional Use Permit for Auto Farm Ford DBA Price Ford, as applied for and with the conditions indicated. Seconded by Commissioner Root and carried.

b. MOTOR VEHICLE SALES. Consideration and possible approval of a motor vehicle sales land use located at 441 East 100 North within the Commercial 1 zoning district, Angel Auto Mart, Kevin Norried.

Kevin Norried submitted a Conditional Use Permit (CUP) application for a used car sales lot called Angel Auto Mart to be located at 441 East 100 North within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is detailed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, motor vehicle dealers, is considered permitted based on Section 11.3.4.35 of the Code and the sales lot itself and the temporary surfacing is a conditional use. Temporary uses, including the parking lot surfacing may be authorized under Section 1.123.274 of the code. Permanent hard surfacing of the sales lot is required based on Section 6.7.1.1 of the Code. Associated retail sales, considered 'Retail sales of auto parts; non-mechanical installations and repairs' is a permitted land use based on Section 11.3.4.1.5 of the Code. This type of sales and repairs would be limited to small items such as seat covers, mats, headlights, air freshener's, etc.

The Planning and Zoning Commission discussed the land use and operation thoroughly with the applicant to ensure understanding of the conditions of approval and the mitigation of any potential negative impacts to the neighborhood based on the land use. The restriction of service and maintenance at the site was specifically addressed with the applicant. The applicant is aware that hard surfacing of all parking surfaces must be completed within 24 months of this approval or the land use may be considered to be in violation of the terms and conditions of approval.

Vice Chair Sacco read aloud the following conditions of potential approval:

- a. Obtain and maintain a valid Price City Business License including all State of Utah licensing and bonding requirements for auto dealers finding that properly licensed and bonded auto dealers protect the financial interests of the customers in the community.
- b. Development of the site consistent with the site plan presented with the Conditional Use Permit and subject to the following conditions and elements:
 - i. Lot and area lighting to be angled, shielded and/or on timers to prevent light transference to neighboring residential properties. All exterior lighting to be LED fixtures.
 - ii. Garbage dumpster to be placed in a dumpster enclosure with gates and situated to allow regular service to prevent wind scatter of garbage, rubbish or debris.
 - iii. No on-street parking or parking of display vehicles outside of the sales lot.
 - iv. Maintain a minimum of five (5) parking spaces for employees and customers in off street locations, including ADA access spaces.
 - v. Sight obscuring fencing to be installed and/or maintained on the east, north and west sides of the subject property.
 - vi. Installation of a minimum of 5% of the site area in landscaping. Water wise installations required.
- c. Development of a storm water management plan and submission of the plan to the Price City Engineer for review and concurrence finding that properly managed storm water flows prevent flooding and the destruction of property.
- d. Signage to be installed only upon review and approval by the Price City Planning Department finding that properly reviewed and approved commercial signage promotes consistency in the community, increases commercial activity and is consistent with the Price City General Plan.
 - i. Signage representing any prior business or land use to be removed.
- e. Completion of building renovations and remodeling, if any, under the auspices of a Price City building permit finding that properly permitted and inspected commercial building renovations protect the health, safety and welfare of the community.
 - i. Safety inspection of current building by the Price City Building Inspector and Price City Fire Chief and compliance with any building safety recommendations stemming from the inspections finding that safety inspections serve to protect the health, safety and welfare of the community.
- f. No other land uses authorized, including service and/or maintenance of vehicles at the location finding that an evaluation of and/or installation waste water protection systems including grease trap and sampling manhole may be required.
 - i. Additional or related land uses shall require an amendment to the Conditional Use Permit.
- g. No conditions at the site or structure that violation the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values.

ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Evans moved to approve the Conditional Use Permit and Business License for Angel Auto Mart. Motion seconded by Commissioner Young and carried.

c. AUTOMOTIVE REPAIR AND SERVICE. Consideration and possible approval of a Conditional Use Permit for an automotive repair and service facility located at 294 South Carbon Avenue within the C-1 zoning district called K&S Custom Automotive, Melvin K. Parrish.

A Conditional Use Permit (CUP) application was submitted by Melvin K. Parrish for a new business called K&S Custom Automotive to be located at 294 South Carbon Avenue within the Commercial 1 (C-1) zoning district. The general evaluation criteria for the land use is in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The land use, Automotive Repair and Service is a Conditional Use in the C-1 zone district and is listed in Section 11.3.5.6 of the Code.

The primary matter discussed with the applicant was the nature of the repair work to be completed at the location. Activity performed at the location is restricted such that no work that includes oils, solvents or other potential contaminants to the waste water system is present finding, there is not a grease trap and sampling manhole at the location. All work completed must be of the "bolt on" type as indicated in the application. Staff has carefully and thoroughly discussed the restriction with the applicant.

Vice Chair Sacco read aloud the following conditions of potential approval:

- a. No service work that involves oils, solvents or other potential contaminants to the public waste water system finding that no approved grease trap or sampling manhole is present at the site.
 - i. Alternate: Upon inspected installation of a qualified grease trap and sampling manhole an amended scope of work for the site may be considered.
- b. No outdoor storage or display of work in progress finding that Carbon Avenue is a primary community corridor and the aesthetic condition of properties is a priority on the corridor and restricted outdoor storage is consist with the Price City General Plan.
 - i. Alternate: An optional site plan may be submitted to the Price City Planning Department for consideration and approval for screened/fenced work in progress locations.
- c. Installation of a garbage dumpster within a dumpster enclosure and service of the dumpster at a frequency that prevents accumulation of garbage, rubbish and debris finding that properly located and serviced dumpsters mitigate the potential for wind scatter of garbage, rubbish and debris.
- d. Inspection of the property by the Price City Building Inspector and Price City Fire Chief for safety and compliance with all safety recommendations stemming from the inspections finding that property inspected commercial locations protect the health, safety and welfare of the community.
- e. Installation of business signage as indicted in CUP application only finding that reviewed and approved business signage promotes consistency in the community and is consistent with the Price City General Plan.
- f. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that property maintained properties and structures protect area property values.

ACCEPTANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Evans moved to approve the Conditional Use Permit and Business License for K&S Custom Automotive. Motion seconded by Commissioner Beacco and carried.

7. UNFINISHED BUSINESS – No unfinished business discussed.

Vice Chair Sacco adjourned the meeting at 6:31 p.m. pursuant to a motion by Commissioner Evans.

APPROVED: _____
Vice Chair, Frankie Sacco

ATTEST: _____
City Recorder, Sherrie Gordon

PRICE CITY GENERAL PLAN

CHAPTER 2 Land Use



KEY POINTS

- Land Use Classifications
- Environmentally Sensitive Areas
- Annexation Plans
- Implementation
- Land Use Goals

2.1. PURPOSE

The purpose of the Land Use Element is to demonstrate planning for community quality of life and economic vitality by 1) showing general land use classifications, and 2) establishing land use goals that manage growth.

2.2. LAND USE CLASSIFICATIONS

Price City land uses are divided into the categories of Residential, Commercial, Industrial and Special Districts (see Exhibit 3, Price City Land Use Map). Each category is divided into land use classifications, as follows:

Residential

Rural Density - (Zones included: R1-43) The Rural Density Residential (RDR) classification is for residential uses in areas where a rural atmosphere, open space preservation and agriculture uses are encouraged. The housing density should not exceed 1 unit per gross acre. Exceptions to this maximum density may be permitted as conditional use, subject to the clustering of housing and provision of meaningful open space.

Low Density - (Zones included: R1-8, R1-12) The Low Density Residential (LDR) classification is for typical low density suburban neighborhoods with single-family homes on individual building lots. The housing density should not exceed 4 units per gross acre.

Medium Density - (Zones included: R1-6, R2-7) The Medium Density Residential (MDR) classification is for smaller individual home lots and multiple family housing units such as duplexes, town homes and other types of small-scale attached housing units. The housing density should not exceed 7 units per gross acre.

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High Density - (Zones included: R2-11) The High Density Residential (HDR) classification is for multi-family development, such as apartment and condominium complexes, with an overall housing density in excess of 7 units per gross acre.

Commercial

Community Commercial - (Zones included: C1) The Community Commercial (CC) classification is for general shopping facilities to satisfy the shopping needs of the community or a particular neighborhood. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, the ability to buffer surrounding uses, and the availability of necessary infrastructure. Also included are commercial and service uses in locations adjacent to highways or major streets. Mixed use development projects should be considered within the C1 zone district.

Industrial

Light Industrial - (Zones include: M1) The Light Industrial (LI) classification is intended to provide for clean and less intensive industrial, manufacturing and technological uses. Facilities and operations to take place within this designation should be designed to protect the environmental quality of adjacent areas.

Heavy Industrial - (Zones include: M2) The Heavy Industrial (HI) classification is for a range of industrial and manufacturing uses, including heavy industry. The intensity of the manufacturing uses and corresponding zoning will depend on surrounding uses, existing infrastructure and the ability to buffer and protect adjacent or nearby residential uses.

Special Districts

Public Facilities - (Zones include: PF) A special district is established to promote the effective planning and development of public facilities and land uses that combine residential and/or commercial with public facilities.

Special Planned Districts - (Zones include: PL) Provision is made for the establishment of special planned districts, allowing for mixed and special development uses which may vary from zoning regulations, but which will be a desirable asset to the community.

Overlay Districts - (Zones include: Signs, RDA) Overlay districts do not fall within a General Plan classification since they are intended to mix additional uses, limitations or designations with those allowed in the underlying zoning, in various areas throughout the city. Overlay zones are intended to be applied only when the overlay meets articulated needs of the City.

2.3. NEW ZONING CONSIDERATIONS

New zoning types are available that should be explored for application within Price City, including form-based zoning, performance based zoning, and mixed use zones, as well as required transitional buffer areas between commercial and residential zones. The inclusion of ½ acre residential lots within the low and rural density zone designations should also be

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CHAPTER 2 Land Use



considered.

Also, increased emphasis should be placed on flexible, streamlined and progressive zoning administration and enforcement.

EXHIBIT 2. PRICE CITY LAND USE MAP

(Insert 11x17 map here)

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2.4. ENVIRONMENT

Protection of the environment is considered an important part of planning in Price. Development plans should be sensitive to the environment of the immediate area, as well as the whole community. Those areas in Price which are considered to be environmentally sensitive include land which 1) is within a designated 100 year flood plain as designated by FEMA, 2) is subject to geological hazards, unstable soil conditions, slopes in excess of 25%, or rock fall areas, and 3) has a high water table and ground water, including wetlands, perched water, and drainage ways.

Areas within Price recognized as having significant concern for environmental protection include the banks and adjacent lands along the Price River, Meads Wash and associated drainage corridors. Additionally, there exists concern for the protection and prevention of erosion of Wood Hill and other hills to the north of the City. These areas require special attention by the City and any potential developers, to make the protection of the environment an important objective. (See Exhibit 4, Environmentally Sensitive Areas Map)



Price River

Hillsides

Development on hillside areas is to be restricted with regard to grading, slope, rock fall, natural vegetation, drainage, and the provision of city services. Hillside development regulations and special conditions of approval that mitigate the potential for development problems should be required of development through the permitting process.

Wetlands

Wetlands are widely regarded as a valuable natural resource. The values that wetlands provide include water filtration / purification, the absorption and breakdown of toxins, the recharging of groundwater, flood control, habitat for wildlife, recreation and education, and aesthetics. It is the objective of the Price City to preserve wetland areas where possible. In some cases, however, the best course of action might be to consider development which will, relocate, improve and enhance disturbed wetlands.

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Protection of the environment throughout the City also requires continued attention to preserving and improving air quality, water quality, and the ongoing planting of trees.

EXHIBIT 3. ENVIRONMENTALLY SENSITIVE AREAS MAP

(Insert 11x17 map here)

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Open Space Preservation

Open spaces are considered to be the open environment between developed structures. It may include yards, fields, trails, parks, etc. that provide access for residents to sunlight, fresh air, etc. in an unobstructed manner. It may include landscaping, trees, shrubbery, xeriscape, etc. Open space preservation is recognized as an important land use and function of Price City. Open spaces should be required within all new developments. Several areas within the city are targeted for open space preservation, including the banks and adjoining land along Price River, Meads Wash, and Price Canal, as well as areas along Wood Hill. These areas may include open space parks and the development of recreational trails. Additionally, several areas which fall within designated potential annexation areas include lands which are best suited to be maintained for open space and recreational purposes.

Private property owners of undeveloped land, who do not desire to develop their properties, are encouraged to preserve open space through conservation easements, agriculture protection areas, or other open space preservation methods.

The following areas have been identified as important to the preservation of open spaces (see Exhibit 3, Environmentally Sensitive Areas Map):

1. Southwest of Highway 6 and 100 North / Westwood
2. North of Creekview Elementary
3. Smith Annexation area
4. USU-E campus
5. R1-43 zoned areas north of town
6. East of new connection of Homestead Boulevard between Sagewood and Airport Road
7. Southwest of Fausett Lane and 1750 East

2.7. ANNEXATION PLANS

Annexation is a process by which the boundaries are extended to incorporate additional lands into the City. Residents of a newly annexed area become citizens of the City and share in the benefits and responsibilities of that citizenship.

Unincorporated areas within ½ mile of Price City's current boundaries at any given time have been identified for possible future annexation and their potential land use designations are shown on the Price City Land Use Map (Exhibit 3). The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth. The identification of potential annexation lands and annexation policies are outlined in the Price Municipal Corporation Annexation Policy Plan, attached and incorporated into this plan as Appendix A.

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2.8. IMPLEMENTATION

The zoning and subdivision ordinances, as found in the Price City Land Use Management and Development Code, shall carry out the land use element. Other sections of the City Code, however, may also carry out parts of this element.

CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency
1. Promote an attractive, stable, and economically sustainable environment throughout the city.	A. Sustain development standards that ensure attractive, stable non-residential uses.	i. Review and update the land development code including zoning classifications and development standards for all non-residential uses, and consolidate and streamline language in the code.	0-3 years	City Council, Planning Commission, Building and Zoning, Community Director
		ii. Review and clarify landscaping requirements and standards including maintenance of all approved landscaping components.	0-3 years	City Council, Planning Commission, Building and Zoning
		iii. Encourage water conservation landscaping and low maintenance.	Ongoing	City Council, Planning Commission, Building and Zoning
		iv. Encourage and support policies and programs the encourage reduction of electrical peak demand	Ongoing	Electric Department, City Council
	B. Establish an environment which is friendly to new industries that diversify the economic base, use local labor, and are sensitive to environmental concerns.	i. Maintain comprehensive and streamlined permitting processes for new site plans.	Ongoing	Building and Zoning
	C. Develop a new business and industrial park in Price, which may possibly be owned by the City.	i. Take advantage of all highway off-ramp locations including beautification and business promotion efforts	0-10 years	City Council, Community Director
		ii. Encourage and facilitate the development of a Price City business and industrial park.	0-2 years	City Council, Planning Commission, Community Director
		iii. Oversee the development and promotion of the business park.	0-10 years	City Council, Community Director

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CHAPTER 2 Land Use



CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency
1. (cont.)Promote an attractive, stable, and economically sustainable environment throughout the city.	D. Foster regional shopping in areas near Highway 6 and major city corridors.	i. Maintain existing regional shopping areas on major corridors.	Ongoing	City Council, Community Director
	E. Encourage existing commercial uses to improve and maintain buildings and landscaping.	i. Continue and improve pro-active zoning enforcement.	Ongoing	Building and Zoning
	F. Update zoning designations to plan for future community needs.	i. Extend the PF zone to Cedar Hills Drive and the new USU-E research park.	0-2 years	City Council, Planning Commission
		ii. Consider Rezone M-D zoned areas in the central area of town adjacent to the railroad tracks to C1 to match that of adjoining zones.	0-2 years	City Council, Planning Commission
		iii. Rezone an area north of 900 North and east of Meads Wash to allow for multi-family housing.	0-2 years	City Council, Planning Commission
		iv. Review and consider options for adopting new zoning, including form-based, performance based, mixed use and transitional.	0-2 years	City Council, Planning Commission
		v. Consider ½ acre lots in areas of the city as an option in low or rural density zones	0-2 Years	Planning Commission, City Council
2. Encourage attractive, stable, and safe residential neighborhoods.	A. Encourage desirable and compatible mixtures of residential densities throughout the city.	i. Maintain the nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	Ongoing	City Council, Community Director
		ii. Explore the potential use of a mixed-use zone and an Historic Overlay Zone including form-based zoning authorizations.	0-2 years	City Council, Planning Commission, Community Director
	B. Require good traffic circulation patterns from residential to collector streets in all new residential subdivisions.	i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.	0-1 year	City Council, Public Works, Community Director

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CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency
		ii. Encourage the development of through streets, ensuring the even distribution of traffic including N,S,E,W street grid patterns when possible.	Ongoing	City Council, Public Works
		iii. Discourage cookie-cutter and single access developments.	Ongoing	City Council, Public Works
	C. Encourage neighborhood stability and beautification through maintenance of properties.	i. Promote property maintenance through proactive zoning enforcement.	Ongoing	City Council, Building and Zoning, Community Director
		ii. Encourage participation in volunteer beautification programs.	Ongoing	City Council, Building and Zoning, Community Director
		iii. Recognize properties and property owners with well-maintained properties regularly	Ongoing	Beautification Committee
		iv. Utilize property maintenance policies compatible with zoning enforcement.	Ongoing	City Council, Building and Zoning, Community Director
3. Preserve open spaces in the built environment and other areas around the city through land use planning.	A. Establish regulations which results in open space preservation in new developments.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods, and develops criteria for open space and define what it is.	0-2_years	City Council, Planning Commission, Building and Zoning, Community Director
	B. Encourage private property owners to preserve open space.	i. Explore methods such as a transfer of development rights (TDR) program for possible adoption.	0-5 years	City Council, Building and Zoning, Community Director

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CHAPTER 2 - LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency
		ii. Schedule and invite the public to seminars with public and private lands trust agencies.	Ongoing	Building and Zoning, Community Director
		iii. Consider conservation easements.	Ongoing	City Council, Building and Zoning, Community Director
	C. Support open space preservation efforts along Price River, Meads Wash, Price Canal and on Wood Hill, as well as other parcels for parks and trails throughout the city.	i. Adopt an ordinance regulating the preservation of environmentally sensitive areas.	0-2 years	City Council, Planning Commission, Community Director
		ii. Devise a plan and priorities for acquiring and/or keeping parcels planned for parks and opens spaces.	0-5 years	City Council, Community Director, Public Works
		iii. Develop a parkway and trail system along the Price River and Meads Wash.	0-5 years	City Council, Community Director, Public Works
		iv. Plan an open space preserve on all areas to the north of current boundaries, when annexed.	0-10 years	City Council, Community Director, Public Works
		v. Encourage and enforce the allocation of open space for planned neighborhood parks, recreation trails or other open spaces where possible.	Ongoing	City Council, Planning Commission, Community Director, Public Works
		vi. Work with Carbon County to establish connectivity of parks and trails systems.	Ongoing	City Council, Planning Commission, Community Director, Public Works
		vii. Establish an open space corridor on each side of the river, wash and canal.	0-2 years	City Council, Building and Zoning, Community Director

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CHAPTER 2 - LAND USE GOALS


Goals	Strategies	Actions	Timing	Agency
		viii. Develop a plan and ordinance to limit hillside development, and publish the plan.	0-2 years	City Council, Building and Zoning, Community Director

Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
GARY SONNTAG



DATE: AUGUST 14, 2014

TO: PRICE CITY PLANNING AND ZONING COMMISSION

FROM: NICK TATTON 

RE: CUP – BOYS AND GIRLS CLUB

Please find attached a Conditional Use Permit (CUP) application submitted by Megan Marshall, President of the Board of the Boys and Girls Club of Carbon County (Club). The application is relative to locating the Club land use within an existing structure, owned by Carbon County, at 30 East 200 South within the Commercial 1 (C-1) zoning district. General land use evaluation criteria for the zoning district is located in Section 11.1 of the Price City Land Use Management and Development Code (Code), specific land use evaluation criteria/land use checklist is in Section 11.1.m of the Code. The various land use activities of the Club are conditional, with the exception of the administrative staff offices which are a permitted use based on Section 11.3.5.1, in the C-1 zoning district and are as follows:

- Public, Private, Quazi Social and Admin. and Activities
 - Conditional Use Code Section 11.3.5.41
- Sports Activities Facility Conditional Use Code Section 11.3.6.5;
- Special Training & Schooling Conditional Use Code Section 11.3.10.3;
- Welfare and Charitable Services Conditional Use Code Section 11.3.10.4.2;
- Gymnasium & Athletic Clubs Conditional Use Code Section 11.3.10.6.1;

It is the recommendation of staff to discuss the ongoing nature of the operation with the applicant and fully understand any land use impacts that may need to be addressed or mitigated. **The applicant should also be made very aware that occupancy without a permit, as has been observed and verified is a violation and that no operation from the site is authorized until all final approvals and inspections are completed.** It is further the recommendation of staff that the planning commission provide a recommendation to the Price City Council for final approval of the land use based on the recommended conditions of approval.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provide final approval of a CUP for the Boys and Girls Club of Carbon County to operate at 30 E 200 S within the C-1 zoning district based on the general land use evaluation criteria in Section 11.1 of the Code, the specific land use evaluation criteria/land use checklist in Section 11.1.m of the Code, the permitted administrative offices land use indicated in Section 11.3.5.1 of the Code, the

following conditional land uses: Public, Private and Quazi Social Services Admin and Activity, Code Section 11.3.5.41; Sports Activities Facility, Code Section 11.3.6.5; Special Training & Schooling, Code Section 11.3.10.3; Welfare and Charitable Services, Code Section 11.3.10.4.2; Gymnasium & Athletic Clubs, Code Section 11.3.10.6.1, and subject to the following conditions of approval:

- a. All use and occupancy restricted until structural mitigation improvements identified in the structural engineer's report are completed finding that structurally safe buildings protect the health, safety and welfare of the community.
- b. Use of Main Level restricted and unauthorized until final inspection and approval by the Price City Fire Chief as it is related to exit signage, door removal and emergency lighting finding that compliance with safety requirements protects the health, safety and welfare of the community.
- c. Use of kitchen restricted until such time as exit signage is installed and all equipment not in use is removed and final inspection of the grease hood is completed finding that the potential for fire is mitigated with proper inspection and compliance.
- d. Use of basement restricted until final inspection and compliance with all requirements, including fire safety in the stairwell, for use of the basement are completed finding that compliance with safety requirements protects the health, safety and welfare of the community.
- e. Use of second floor above grade restricted until all safety requirements and access requirements are installed and inspected finding that compliance with safety requirements protects the health, safety and welfare of the community.
- f. Site requirements:
 - i. Area Lighting: lighting to be shaded and angled to mitigate light transference to neighboring residential uses. Lights to be on timers and motion activated.
 - ii. Drop-Off & Pick Up Zone: Boys and Girls Club to coordinate paint striping of drop off and pick up zone with Price City Public Works Department to mitigate any vehicle or pedestrian impacts.
 - iii. Off-Street Parking Lot: minimum of 9 off street parking spots completed based on the need of 4 spaces for staff and 5 spaces for visitors.
 - iv. Garbage Enclosure: Garbage dumpster location to be enclosed in a 6' sight obscuring and gated enclosure. Garbage service to be such that the size and frequency of disposal does not allow accumulations of garbage or rubbish to overflow the garbage cans.
- g. All building renovations to be completed under the auspices of a valid Price City Building Permit and safety inspection of structures and property completed by the Price City Building Inspector finding that properly constructed, renovated and inspected structures and property protect the health, safety and welfare of the community;
- h. Signage to be placed at the site only after final review and approval of site signage plan by the Price City Planning Department finding that complying signage promotes increased consistency and commercial operation identification within the community;
- i. Control of site and location entry and security of all club participants from unauthorized persons and background checks by qualified law enforcement personnel for all employees and volunteers working with children at the club finding that safety of minor children is a primary concern in the community;

- j. No conditions at the property or structure(s) that place the property or structures in violation of the Price City Property Maintenance Code, including all snow removal loading to be maintained on-site and not placed within 200 South Street or Carbon Avenue, finding that properly maintained properties and structures protect area property values and promote the goals in the Price City General Plan;
- 2. Move to acknowledge that the applicant, applicants' agents and representatives, including the applicants' board of directors are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

Fee: _____



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- ☐ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

- ☐ Concept
☐ Preliminary
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information			
1. Applicant's Name: <u>Megan Marshall</u>		2. Title: <u>CVO - Board President</u>	
3. Applicant's Mailing Address: <u>Po Box 889</u>		4. Suite/Apt. No.:	
5. City: <u>Price</u>	6. State: <u>UT</u>	7. Zip Code: <u>84501</u>	
8. County: <u>Carbon</u>		9. Telephone: <u>(435) 650-0698</u>	
Project Information			
10. Name of Project (Business): <u>Boys and Girls Club of Carbon County</u>			
11. Address of Proposed Project:			
12. Zone District (see attached zoning map):			
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)			
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)	23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____

24. Brief Description of Project:

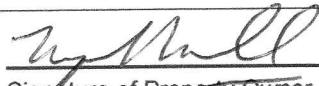
Relocation of existing non-profit, after school program for children.

25. Justification (Explain why this project is needed):

In order to expand and serve more youth, a larger space was needed.

26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:

NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()
27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input type="checkbox"/> No



Signature of Property Owner Business Manager

Date

Please Print Name

Title

Office Use Only

Recommendation of Planning and Zoning Administrator (Community Director):

☐ Approve

☐ Decline

Comments:

Signature: _____

Date: _____

Requires:

☐ Building Permit

☐ Conditional Use Permit

☐ Code Amendment

☐ Board of Adjustments Variance

☐ Flood Plain Development Permit

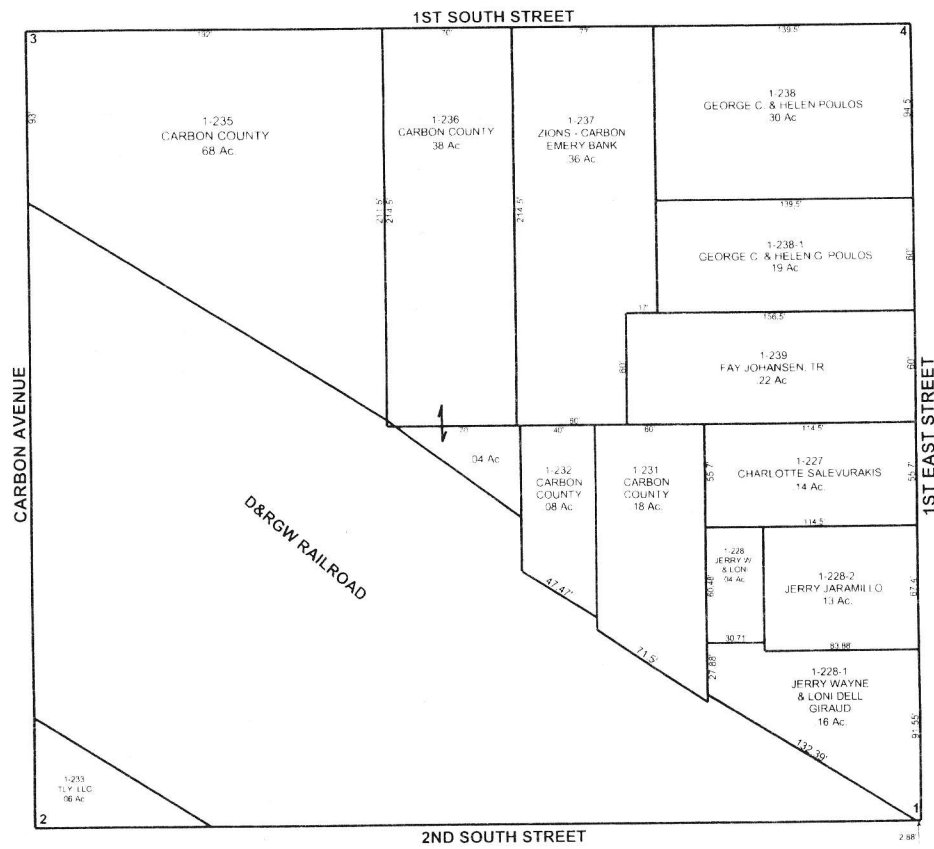
☐ Other: _____

CARBON COUNTY PLATS

PRICE TOWNSITE SURVEY

BLOCK 21

PRICE CITY



SCALE: 40 FEET = 1 INCH

Carbon County provides this plat as a public record. It is not a warranty of accuracy.

2/14/2024 3:19:42 PM

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.

Minutes of the Commission Meeting of the Board of Commissioners, Carbon County, State of Utah, held July 1, 2015 at the Courthouse Building, Price, Utah, commencing at 4:30 p.m.

Those present: Jake Mellor, Commission Chair
Jae Potter, Commissioner
Casey Hopes, Commissioner

Also present: Seth Oveson, Clerk/Auditor
Lori Perez, Deputy Clerk
Sandy Lehman, Commission Secretary
Jeff Wood, Sheriff
Christian Bryner, Attorney
Rose Barnes, HR
IT Department
Maintenance Department
Chad Allred, Janitorial Dept.

Clerk's Certificate of Compliance with Open Meeting Law was filed.

Commissioner Mellor welcomed everyone and led the Pledge of Allegiance. The meeting began at 4:35 p.m.

1) Carbon County Employee of the Month Recognition – Rose Barnes

Rose explained that many employees were recognized this month because of the work accomplished to move to the new building. IT and Maintenance Departments were acknowledged as employees of the month. They were thanked for making the move happen. IT got the new building up and running and the Maintenance Department physically moved everyone.

On behalf of everyone in the New Administration Building, these departments were thanked and appreciated for their hard work. Those recognized from the IT Department were Steve Maxfield, Erica Vogriniec, Barry Horsley and Brian Anderson. From the Maintenance Department - Brandon Wise, Mike Johnson, Nick Fister, Mark Kerby and Louie Nickas.

Sheriff Wood had Chad Allred come to the podium. The Sheriff's Department wanted to recognize him by presenting him as an honorary deputy with the Carbon County Sheriff's office so he will always be part of their family no matter where he is. Chad is appreciated for the hard work he continues to do.

2) Approval of Minutes

Commissioner Potter made a motion to approve the minutes from the June 3, 2015 Work Meeting, Commissioner Hopes seconded. Motion carried.

Commissioner Hopes made a motion to approve the minutes from the June 3, 2015 Commission Meeting, Commissioner Potter seconded. Motion carried.

3) Follow-up on Ten 33 Software proposal – J. Llewelyn and Mark Marrott, Viper Technologies

Mark Marrott from Viper Technologies explained that at the work meeting on April 1, concerning the preplanning software, he was asked to follow up by contacting all of the other municipalities, police and fire departments in the County to see if they would support the software. He and Jason did make contact with everyone and all are in favor of the proposal.

Commissioner Mellor asked what their types of responses were received. Mark said most concerns were about how to secure each department's data, the security levels and who can access what information. Mark explained that the software program is based on user preferences and the information is secure depending on who they decide to share it with. Commissioner Hopes asked who has access to all the secured information. Mark said the software would be installed on the county servicers and the different entities would have access to only their portal within their software and they would only be allowed access to the data that is shared.

Commissioner Potter asked for the cost. Mark said for 120 licensed users the cost is \$86,400 with a monthly charge based on redundancies of \$960 a month. The annual maintenance for the software after the first year is about \$17,000 or 20% of the \$86,400 (actual is \$17,280).

Barry was asked if the software is compatible with our servers. He doesn't know yet and we may not want to go with the redundancies; we may take that cost and put it in our own redundancy of our entire system.

The Commissioner thanked Mark for his information and will take it under further consideration.

4) **Consideration and possible approval of Capital Project Administration MOU with State of Utah for new District and Juvenile Court Complex Project**

Attorney Christian Bryner modified the MOU to indicate that the Division of Facility Management will have primary control of the design and the construction of the new court complex and the County will consult, review, advise and make recommendations during the project without significant involvement.

The project manager will meet with the County representative who can make suggestions and changes to the final plans but DCFM will have the final authority and will authorize any change orders and construction directives. The County would be advised of meetings between the Administrative Office of the Courts and DCFM and can attend those meetings. The general contractor will be advised to use local sub-contractors when bidding out constructive projects as much as possible.

The discussion continued concerning the ownership of the new 7th District Court Building. Seth said the Court has requested a letter explaining our preference of ownership. Christian would like to add the wording of the letter into the contract. Seth would like to send the letter along with the MOU or add it to the contract as soon as possible.

Commissioner Potter said the proposal for ownership is twenty years which during those twenty years 7th District Court would be responsible for payment of the debt incurred until the building is fully paid for before they would take ownership. The cost to the County would be zero. If we retain ownership after the twenty years there would be an adjustment in the lease payment which would be less than the twenty year loan payment.

Christian said he attended the previous meetings and it was his understanding that we were going to own the building. The State is under the impression that our preference is for us to own the building outright and lease it to them for as long as they will be there. Seth said that is what they are expecting and believes that this is a better plan for two reasons, first, as things need to be repaired or changed the County can respond faster and get the work done and second, the lease money collected is additional funds for the County. This arrangement has the best interest for the County by building a balance which can be used for other purposes in the County without increasing taxes.

Commissioner Potter asked if this is similar to the arrangement with the DWR building. Seth said the DWR building has a lease purchase agreement at the end of the bonds.

Gary Baker asked to speak, Commissioner Mellor explained that the Commission was not receiving comment on this item and asked that he submit his comments in writing.

Commissioner Potter asked about how the computer servers would be placed to accommodate County attorneys in the building which Barry mentioned in the last meeting. Christian will add this to the contract.

Commissioner Potter made a motion that the MOU reflect that the County will retain ownership of the building and include the estimated cost for the lease before and after the twenty year loan period and add IT service to the building for the County attorneys. Commissioner Hopes seconded. Motion carried.

5) **Consideration and possible approval of an agreement with Mark Ward for the preparation of a County Resource Management Plan**

Commissioner Hopes said this agreement will allow Mark Ward to take our County Resource Management Plan and write it in the format required by the State. Mark works for UAC but will reformulate our plan as an outside legal consultant.

Commissioner Mellor explained that some counties do not have a plan in place and will have to do extensive preparation that could cost up to \$100,000. Mark is asking for \$9,000 which is very reasonable in comparison to what the other counties will be paying.

Commissioner Hopes said in the past we have paid significant amounts to gather this kind of data on wilderness and public land uses. We have quite a bit of the planning completed.

Commissioner Potter made a motion to approve the agreement with Mark Ward for \$9,000. Commissioner Hopes said there may be additional expenses down the road to gather more information. If the amount increases it will be brought back to the Commission. Commissioner Hopes seconded. Motion carried.

6) **Consideration and possible approval of a Road Project Agreement with Forest Service for repairs and improvements to Wiregrass Bench Road and Corner Canyon Road**

Commissioner Hopes said this agreement was sent to the County by Daniel Luke at the Forest Service and concerns the areas impacted by the Seeley Fire. This agreement will repair some of the roads and increase culvert sizes to handle the volume of water coming off of the burn scar. Our matching portion of this agreement is equipment and labor costs. The Forest Service will pay for the construction material and includes \$9,000 for culverts and \$45,000 for any other repairs like road base or additional culverts.

There were changes made on Page 3-6, the co-operator program contact will be Seth Oveson instead of Daniel Campbell and the address was changed to reflect the new Administration Building.

Commissioner Hopes made a motion to approve the Road Project Agreement with the U.S. Forest Service for repairs and improvements along Wiregrass Bench and Corner Canyon Roads. Commissioner Potter seconded. Motion carried.

Commissioner Potter reminded everyone of the high fire danger and the restrictions in the County. Christian read the memo received from the Utah Interagency Fire Department which consists of the BLM, National Park Services, DNR, U. S. Forest Service, and the U.S. Fish and Wildlife who have said that these areas and all unincorporated private lands within the counties are banned from the use of fireworks. Smoking is limited and no campfires are allowed except in established campgrounds and picnic areas, in cement lined fire pits. It was not known if this includes private back yard fire pits in the County. Jason needs to be asked this.

The 4th of July Fireworks were discussed. An exemption can be applied for to allow for the public fireworks held at the Fairgrounds. This was a public service discussion and no motion was needed.

7) **Consideration and possible approval of a lease agreement of space in Carbon Rec Building with the Boys and Girls Club of Carbon County**

Megan Marshall, Terri Willis and Josie Luke from the Boys and Girls Club of Carbon County are asking to lease a portion of the old Carbon Rec building (Price Tavern/Senior Center) for their organization. They serve about eighty-eight teens with an average of twenty per day. They are looking to expand to offer a youth program for six to twelve year olds.

Commissioner Potter asked that the cost of utilities be added to the agreement. Seth explained that the utilities run approximately \$11,000 a year for the Rec building. Previously the Commission has donated \$15,000 annually to help run the Boys and Girls Club, the Commission could now provide the utilities in lieu of the donation, the utilities could stay in the County name and be easily administered.

On Page 3 the address for the Boys and Girls Club needs to be changed to PO Box 889 and the County address needs to be updated to 751 E. 100 N.

The Boys and Girls Club director, Megan Marshall, said they would be okay with the in lieu of donation for the utilities paid even though it is less money.

Seth said it was discussed to amend the contract to include a \$1,000 cap for minor repairs that the Club would be responsible for. The County would take care of any major repairs. The County will still maintain

certain rooms in the building including Carbon County Rec's tumbling room and the Elks use of the downstairs room for boxing. The Boys and Girls Club would be responsible for the area they occupy.

Commissioner Potter asked about the trailer additions on the north side of the building that need to be torn down because of leaks and decay. Megan said this area is currently being used for storage by Carbon County Rec and the Boys and Girls Club will not be using this area, they would however like access to the kitchen. It was decided that with proper notification the County could demolish the trailer section without impacting the Boys and Girls Club.

The Club would like to move in as soon as possible so that the youth program can be implemented on the second day after school starts. Commissioner Potter asked that some of the youth provide man power to get the building ready. The director said that the board of directors, volunteer staff and community volunteers will also help.

Barry said they are planning on pulling out the computer switching equipment and wireless connection to the old administration building but could be left until the old courthouse is demolished because once this occurs the connections will no longer work.

Terri asked if the system can stay until the transition is made and could they work on Carbon Public. Commissioner Potter would like to see the transition be completed by the end of the year.

Christian reiterated the items to be added to the agreement:

Utilities will be provided by the County as part of the lease in lieu of the donation

The Boys and Girls Club will be responsible for minor repairs under \$1,000 in their section of the building

The County has the right to demolish the trailer section of the building and to make repairs at its own expense with notification

The Boys and Girls Club will have internet access on Carbon Public until the end of the year

The addresses need to be changed for both parties

Commissioner Potter made a motion to approve the contract including the utilities, internet service, minor repair responsibility, notification before changes are made to the building and addresses corrected as noted. Commissioner Hopes seconded. Motion carried.

8) Adopt Auditor's Certified Tax Rate – Seth Oveson

Seth explained the tax rates for the year and that they need to be approved by the legislative body in order to be adopted. The tax rate for Carbon County this year is .002726 which is estimated to produce \$4,920,659 in the General Fund. The Municipal Services Fund rate is .000239 which is estimated to produce \$289,346.

Commissioner Potter asked for a comparison to the previous year. Seth said the prior year tax rate for the Municipal Services Fund was .000228 which is a 4.8% increase due to the decrease in centrally accessed taxes. Last year's rate for the General Fund was .002695 or a 1.15% increase also due to the decrease in centrally accessed tax.

Commissioner Potter made a motion to approve the certified tax rate, Commissioner Hopes seconded. Motion carried.

9) Review and Approval of Departmental Reports

10) Possible closed session to discuss acquisition or disposal of real property and pending or imminent litigation, pursuant to Utah Code Annotated Section 52-4-205.

Commissioner Hopes made a motion to move into a closed session. Commissioner Potter seconded. Motion carried.

Commissioner Hopes made a motion to leave the closed session and return to a regular session. Commissioner Potter seconded. Motion carried.

Commissioner Hopes made a motion to allow Christian to make an opening offer to negotiate with and to include the purchase of a nearby property for the detention pond. Commissioner Potter seconded. Motion carried.


Commissioner Potter made a motion to allow Christian to negotiate to resolve the Heugly Properties, LLC as discussed in closed session. Commissioner Hopes seconded. Motion carried.

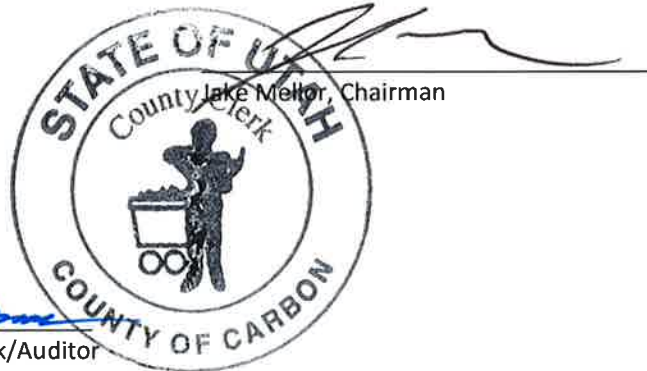
Commissioner Hopes made a motion to deny granting of special space for the public interest group that is not associated with Energy Days but does allow them to be at the Fairgrounds as individuals per free speech to question, interview and mingle with people as necessary.

Commissioner Hopes made a motion to adjourn, Commissioner Potter seconded. Motion carried.

Meeting adjourned at 6:30 p.m.

ATTEST:


Seth Oveson, County Clerk/Auditor





CORPORATE

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 28
Manti, UT 84701
435.835.4540

1675 South Highway 10
Price, UT 84501
435.637.8266

45 South 200 West (45-13)
Roosevelt, UT 84066
435.722.8267

Broadstone Building #3
765 East 340 South, Suite 104
American Fork, UT 84003
801.692.0219

435 East Tabernacle, Suite 302
St. George, UT 84770
435.986.3622

August 12, 2015

Boys and Girls Club of Carbon County
PO Box 889
Price, UT 84501

ATTENTION: Ms. Josie Luke

**BOYS AND GIRLS CLUB OF CARBON COUNTY
BUILDING STRUCTURAL EVALUATION**

INTRODUCTORY SUMMARY

The Boys and Girls Club of Carbon County has retained Jones & DeMille Engineering (J&DE) to complete a structural evaluation of the above referenced building structure located at 30 East 200 South in Price, Utah. A structural evaluation was requested to verify that the building is structurally suitable for the proposed building occupancy and use. The building is commonly known as the Price Tavern and was originally constructed in 1912.

J&DE has completed an on-site evaluation of the structure and is furnishing this report which summarizes the findings of the evaluation. The evaluation was completed in accordance with ASCE/SEI 31-03 "Seismic Evaluation of Existing Buildings", a standard produced by the American Society of Civil Engineers for the structural evaluation of existing buildings. A Tier 1 – Screening Phase evaluation for a Life Safety performance level in accordance with ASCE/SEI 31-03 was conducted. Completed checklists for the Tier 1 evaluation are included in Appendix A.

An aerial view of the property is shown in Figure 1 and a street view of the property is shown in Figure 2. According to the owner, the structure was originally constructed in 1912. An addition to the west side, including a carport, was added later.



Figure 1. Project Location (imagery date: 5/31/2013)



Figure 2. Subject Property Street View (imagery date: 8/11/2015)

On-Site Observations

Kendrick Thomas, PE, SE of J&DE conducted an on-site investigation of the building on August 11, 2015. The following information was observed and obtained related to the condition of the structural configuration and condition of the building:

Facility Data

Design or record drawings for the original structure were not available. However, plans for a building remodel dated September 9, 1996 were provided to J&DE.

Structural Description

The building is two stories with a full basement. The original portion of the building appears to be constructed with wood bearing walls. Several additions and modification to the building have occurred. Structural systems for these additions include CMU (masonry) bearing walls, steel framing, and a modular building. The lateral force resisting system is therefore comprised of several different systems. The roof is constructed using wood trusses at 24" on center. The roof is sheathed with structural plywood. The second floor is constructed with wood joist framing. The main floor is constructed with cast-in-place concrete T-beam joists. The T-beam joists are composite with a concrete floor.

Site Hazards & Building Loads

The following is a description and calculations for potential site hazards and loading conditions at the subject property.

Soils

A geotechnical report was not available for the facility, and no reports for other projects within a reasonable distance to this site are known of by the evaluating engineer. There were no significant signs of settlement throughout the structure.

Seismic Hazards

Figure 3 below indicates the seismic spectral acceleration values at the building location.

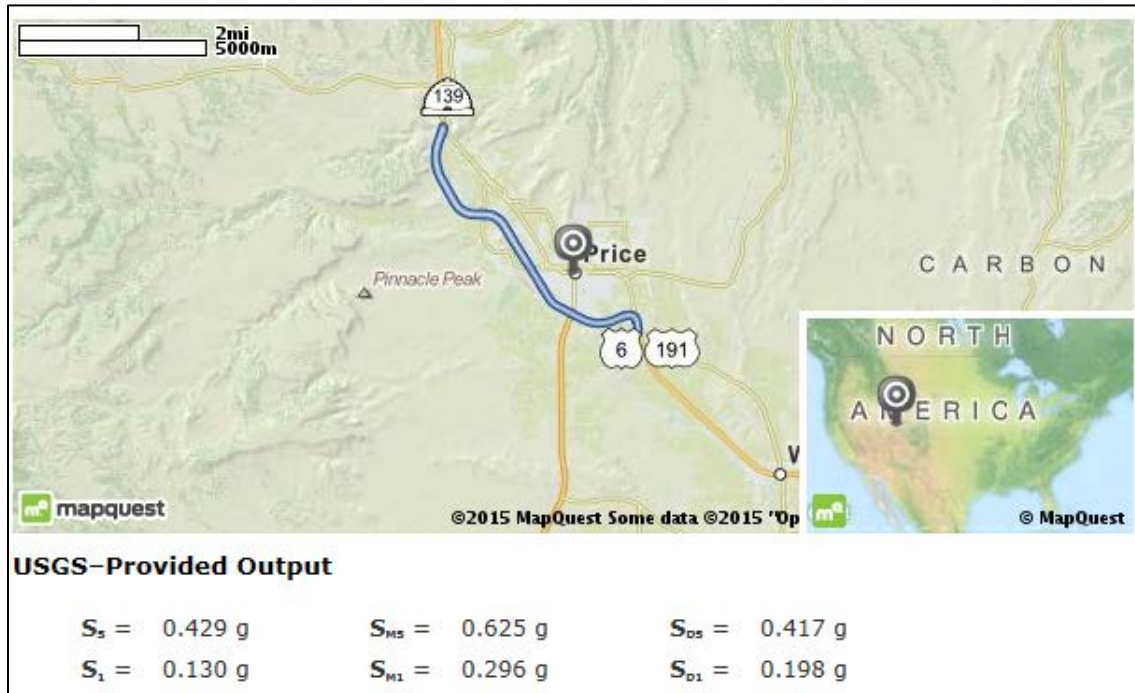


Figure 3. USGS Seismic Map & Data

Table 1. Seismic Hazard

Hazard		MCE
Spectral Acceleration	0.2 sec period:	0.429 g
	1.0 sec period:	0.130 g
Vulnerability	Fault rupture:	No
	Slope failure:	No
	Liquefaction:	None anticipated but unknown
Distance to Nearest Fault		4.95 miles

Based on the values calculated in the table above, the level of seismicity for the site is classified as "Moderate" according to ASCE/SEI 31-03.

Wind Hazards

The design wind speed for the site is 115 mph in accordance with the 2012 International Building Code (IBC) with a terrain category of "C". A terrain category of "C" represents terrain that is flat and generally open with scattered obstructions having heights generally less than 30 feet. This represents an average wind hazard for the State of Utah.

Snow Hazards

The ground snow load for the site, in accordance with the Utah Amendments to the 2012 IBC is 48.6 psf. For the subject roof type this correlates to a roof snow load of 30.6 psf.

Evaluation Results

The following structural deficiencies shown in Table 2 were observed:

Table 2. Structural Deficiencies

No.	Item	Description	Photo No.
1	Load Path / Vertical Discontinuities:	Bearing support has been mostly removed from ceiling framing at the roof level in two locations.	1, 2
2	Load Path:	A large opening has been cut in the foundation wall in the basement, compromising the bearing support for concrete T-beams above.	3

It appears that both structural deficiencies shown in the table above have been present for several years. No observable problems were noted as a result of deficiency #1, but it is important that the deficiency be addressed to provide greater stability for the roof system. In the case of deficiency #2, some concrete cracking was observed under the joist bearings. This does not appear to pose a safety concern, but the deficiency should be addressed so that additional cracking and possibly settlement does not occur.

The concrete T-beam framing system for the main floor appears to be as originally constructed. It is an antiquated system in comparison to modern construction methods and standards. Although not necessarily a deficiency, the load carrying capacity of the floor is unknown and it cannot be determined without extensive destructing testing and engineering analysis. As a precaution, it is recommended that a 50 psf live load limit be used for the main floor.

Recommended Structural Upgrades

Table 3 shows a summary of proposed upgrades for each deficiency identified in Table 2.

Table 3 - Recommended Structural Upgrade Measures

No.	Item	Recommended Upgrade Year/Timing
1	Provide a new 2x4 bearing wall where supports have been removed or is inadequate at the roof-level ceiling framing (2nd floor ceiling).	2015
2	Install posts below the concrete T-beams where foundation wall has been removed. Posts should be continuous down to the floor level and bear on the top of the foundation wall at the floor level.	2015

Additional Recommendations

Photo 6 and Photo 7 indicate other structural items that should be monitored periodically. These items include sagging in the roof at the eaves and cracks in the exterior walls. The cracking in exterior walls appears to be less than 1/8", which is an acceptable limit according to ASCE 31. These conditions should be monitored for any change in severity. If the conditions worsen, further investigation and correction of the problem(s) may be required.

Conclusion

Although this report has identified some structural deficiencies, and others may exist that were not visible, it appears that the building in its current condition is structurally suitable for the proposed occupancy. If the upgrades recommended in this report are constructed, then improved structural performance can be expected.

This report in no way implies or guarantees that the existing structure, in its current or upgraded condition, is capable of resisting all future gravity or lateral forces that it may experience from seismic, wind, live, dead, snow or other loads.

It has been a privilege to work this important project. If there are any questions regarding this report please contact this office.

Sincerely,

JONES & DEMILLE ENGINEERING, INC.



Kendrick L. Thomas, P.E., S.E.
Project Manager/Structural Engineer

APPENDIX A

ASCE/SEI 31-03 Checklists

APPENDIX B – Photographs



Photo 1. Majority of bearing support has been removed from ceiling framing. Install new 2x4 wall per recommended upgrade #1.



Photo 2 - Majority of bearing support has been removed from ceiling framing. Install new 2x4 wall per recommended upgrade #1.



Photo 3 - Opening cut in foundation wall compromises concrete T-beam support. Add support posts per recommended upgrade #2.



Photo 4 - Cast-in-place concrete T-beam floor system with unknown load carrying capacity.



Photo 5 Sagging roof eaves. Monitor condition and correct if condition worsens.



Photo 6 - There are various cracks, generally less than 1/8" in exterior walls. Monitor condition and correct if condition worsens.

APPENDIX C – Calculations



Project: Boys & Girls Club Bldg Structural Evaluation

Page:

Client: Boys & Girls Club of Carbon Co.

Date: 8/13/2015

Project #:

By: KLT

STRUCTURAL DESIGN CRITERIA (GENERAL)

1. Building Code / Specifications:	ASCE 31-03	
2. Building Department / Regulatory Agency:	Price City	
3. Types of Construction:	Reinforced masonry with flexible diaphragm	
4. Classification of Building:	Risk Category II	Table 1604.5
5. Location:		
County:	Carbon	
Elevation:	5,558 ft	Google Earth
Latitude:	39.59861 N	
Longitude:	-110.81141 E	
5. Dead Loading:		
Roof	31.8 psf	
2nd Floor	13.0 psf	
Main Floor	80.0 psf	
Unused	0.0 psf	
Unused	0.0 psf	
Unused	0.0 psf	
Unused	0.0 psf	
Unused	0.0 psf	
Unused	0.0 psf	
Unused	0.0 psf	
Unused	0.0 psf	
6. Live Loading:		§ 1607
Roof	20.0 psf (reducible)	Table 1607.1
Unused	N/A psf	Table 1607.1
Unused	N/A psf	Table 1607.1
Unused	N/A psf	Table 1607.1
Unused	N/A psf	Table 1607.1
Unused	N/A psf	Table 1607.1
7. Snow Loading:		ASCE 7-10 Chp. 7
Jurisdiction w/ Special Snow Requirements	Not Applicable	Utah 15A-3-106.5
Ground Snow Load (P_g):	48.6 psf	Utah 15A-3-106.5
Terrain Category:	C	ASCE 7-10 §26.7
Exposure of Roof:	Fully	ASCE 7-10 Table 7-2
Thermal Condition:	Unheated structures	ASCE 7-10 Table 7-3
Importance Factor (I_s):	1.0	ASCE 7-10 Table 1.5-2
Snow Exposure (C_e):	0.9	ASCE 7-10 Table 7-2
Thermal Factor (C_t):	1.2	ASCE 7-10 Table 7-3
Flat-roof Snow Load (P_f):	36.7 psf	ASCE 7-10 Eq. 7.3-1
Min p_f :	20.0 psf	ASCE 7-10 §7.3.4
Design p_f :	36.7 psf	ASCE 7-10 §7.3.4



Project: Boys & Girls Club Bldg Structural Evaluation

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8. Wind Loading:

Basic Wind Speed (V):

115 mph

Importance Factor (I_w):

1.00

Wind Exposure:

C

Analysis Procedure:

Directional Procedure

ASCE 7-10 Chp. 26-31

ASCE 7-10 Figure 26.5-1

ASCE 7-10 Table 1.5-2

ASCE 7-10 §26.7

ASCE 7-10 Chp. 27

9. Seismic Loading:

Force Resisting System:

A9. Ordinary reinforced masonry shear walls

Importance Factor (I_e):

1.00

Site Soil Classification:

D "Stiff Soil" (Default)

ASCE 7-10 Chp. 11-22

ASCE 7-10 Table 12.2-1

ASCE 7-10 Table 1.5-2

Assumed

Mapped Spectral Accelerations:

$S_s(g) = 0.452$ $S_1(g) = 0.129$

USGS Design Maps Report

Design Spectral Response Coefficients:

$S_{DS}(g) = 0.413$ $S_{D1}(g) = 0.196$

USGS Design Maps Report

Seismic Design Category:

C

Tables 11.6-1 & 11.6-2

Structural Irregularities:

NONE

Tables 12.3-1 & 12.3-2

Seismic Response Coefficients (C_s):

0.207

ASCE 7-10 Eq. 12.8-2

Response Modification Factors (R,W):

R = 2 $\Omega = 2.5$

ASCE 7-10 Table 12.2-1

Out-of-Place Force (F_p):

0.1652

ASCE 7-10 §12.11.1

Analysis Procedure(s):

Equivalent Lateral Force Analysis

Section 12.8

10. Project Geotechnical Investigation:

NONE

Design Maps Summary Report

User-Specified Input

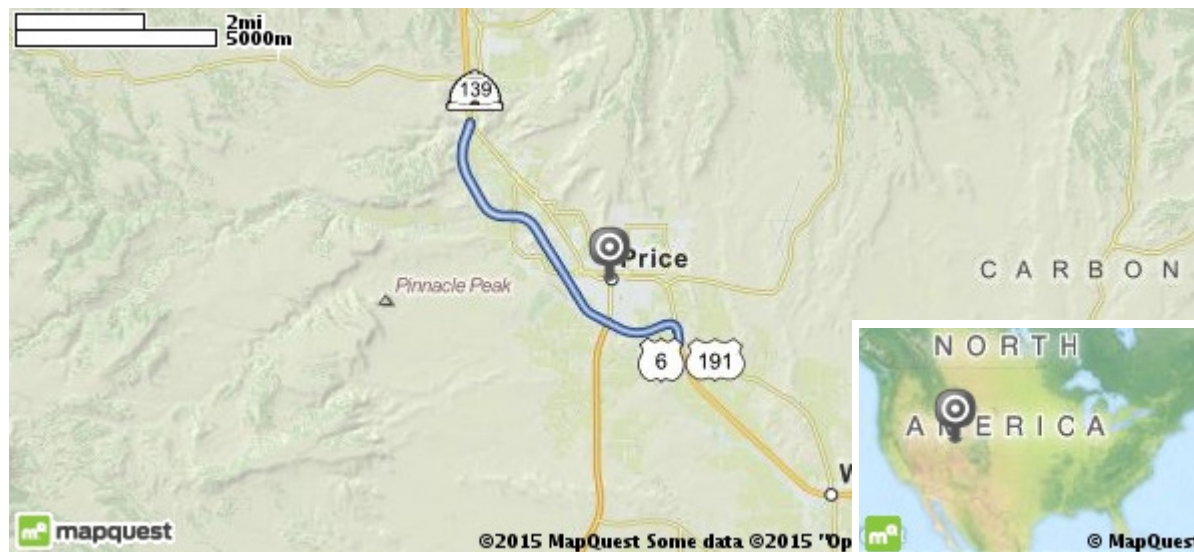
Report Title Boys & Girls Club of Carbon County
Wed August 12, 2015 23:25:21 UTC

Building Code Reference Document 2012 International Building Code
(which utilizes USGS hazard data available in 2008)

Site Coordinates 39.59861°N, 110.81141°W

Site Soil Classification Site Class D – “Stiff Soil”

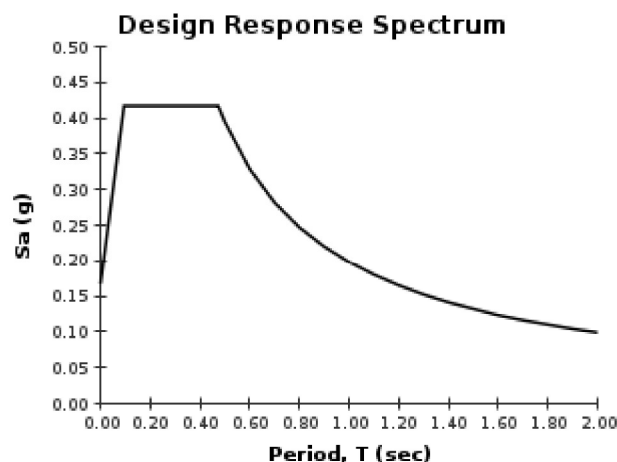
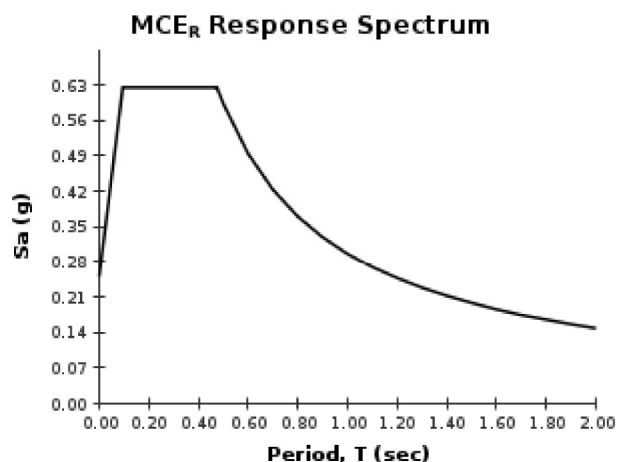
Risk Category I/II/III



USGS-Provided Output

$S_s = 0.429 \text{ g}$	$S_{MS} = 0.625 \text{ g}$	$S_{DS} = 0.417 \text{ g}$
$S_1 = 0.130 \text{ g}$	$S_{M1} = 0.296 \text{ g}$	$S_{D1} = 0.198 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.



Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.



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DIAPHRAGM DEAD LOAD CALCULATIONS

Diaphragm: Roof

Material	Deck (psf)	Truss (psf)	Girder (psf)	Column (psf)	Lateral (psf)
Clay tile	14.0				
3/4" Plywood	2.3				
Truss @ 24" OC		5.0			
Loose fiberglass insulation		0.6			
Suspended steel channel system (including tile)		2.0			
M&E		2.0			
Misc.		3.0			
Total DL	19.1	31.8	31.8	31.8	31.8

Slope Factor = 1.17

Diaphragm: 2nd Floor

Material	Deck (psf)	Joist (psf)	Girder (psf)	Column (psf)	Lateral (psf)
3/4" Plywood	2.5				
5/8" OSB		4.0			
2x12 Joist @ 16" OC		4.0			
M&E		2.5			
Total DL	2.5	13.0	13.0	13.0	13.0

Diaphragm: Main Floor

Material	Deck (psf)	Joist (psf)	Girder (psf)	Column (psf)	Lateral (psf)
Flooring	2.0				
Composit Concrete Slab & T-Beams		75.0			
M&E		3.0			
Misc		2.0			
Total DL	0.0	80.0	80.0	80.0	80.0



**Jones & DeMille
Engineering**

Project: Boys & Girls Club Bldg Structural Evaluation

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Date: 8/13/2015

Project #:

By: KLT

WALL DEAD LOAD CALCULATIONS

Wall Type: 8" block interior

Material	Unit Wt (psf/in)	Thickness (in)	Total Wt (psf)
Average wt of completed 12" Block wall grouted @ 48"			69.0
Total			69.0

Wall Type: Wood Exterior Walls

Material	Unit Wt (psf/in)	Thickness (in)	Total Wt (psf)
Average weight of 2x6 framed wall			10.0
Stucco Veneer			10.0
Total			20.0

Wall Type: Wood interior walls

Material	Unit Wt (psf/in)	Thickness (in)	Total Wt (psf)
Average weight of interior wood wall assembly			10.0
Total			10.0



SNOW LOADING

Roof Surface:

All Other Surfaces Not Listed in Section 7.4

Slope factor C_s :

1.0

Snow Density, γ :

20.31

Roof slope, $S = 1/\tan(\theta)$:

2.4

Height of Snow Drift, h_d :

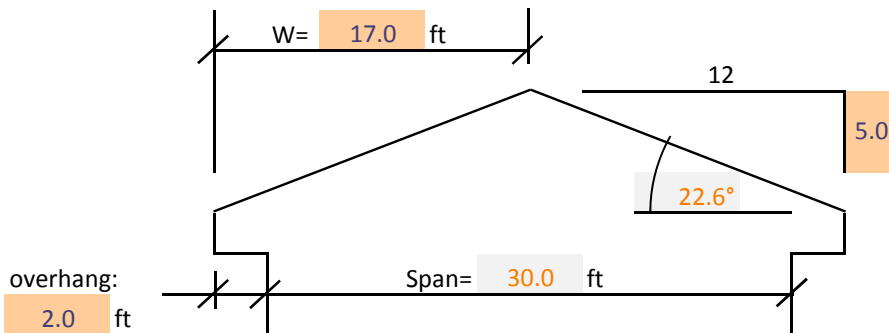
1.6

ASCE 7-10 Figure 7-2

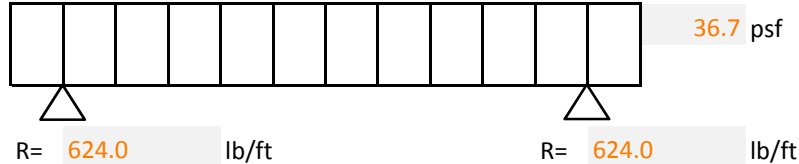
ASCE 7-10 Eq 7.7-1

ASCE 7-10 Figure 7-9

ASCE 7-10 Figure 7-5

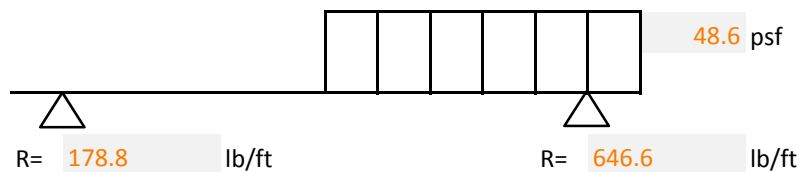


Balanced



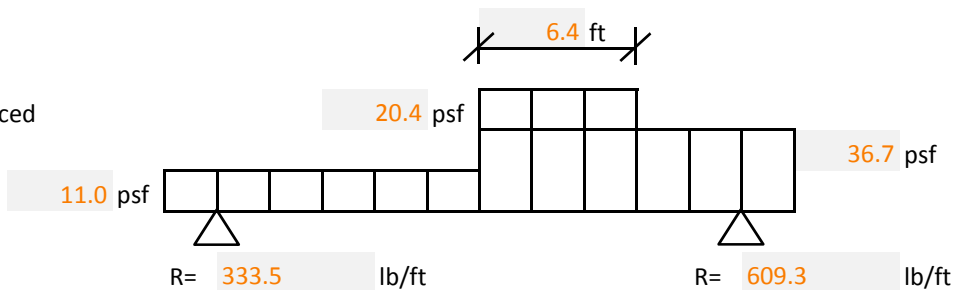
ASCE 7-10 Figure 7-5

Unbalanced



ASCE 7-10 Figure 7-5

Unbalanced



ASCE 7-10 Figure 7-5



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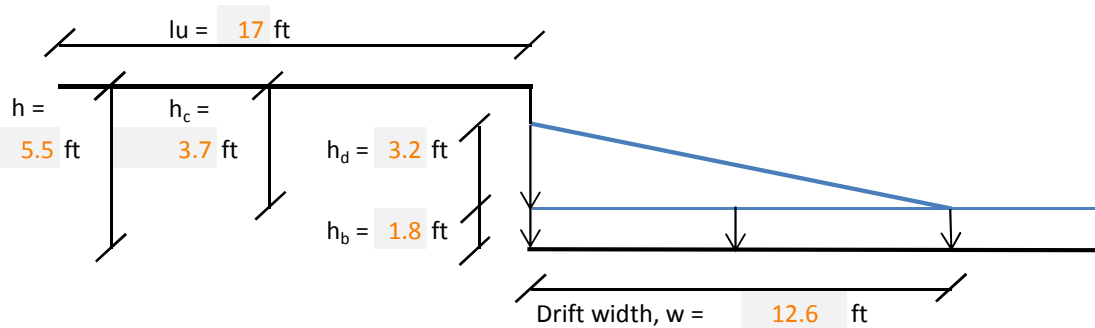
Project #:

By: KLT

DRIFTS FOR LOWER ROOF

ASCE 7-10 Sec.7.7.1

Vertical separation between High Roof edge and Low Roof, h :	5.5	ft
Height of Balanced Snow Load, h_b :	1.8	ft
Clear height from top of Balanced Snow Load to upper roof, h_c :	3.7	ft
Length of High Roof, l_u :	60	ft
Length of Lower Roof, l_u :	25	ft
Height of Leeward Snow Drift, h_d :	3.2	ft
Height of Windward Snow Drift, h_d :	1.1	ft
Height of Max Snow Drift, h_d :	3.2	
Drift Loads required?	Yes	
Drift Width, w :	12.6	ft



ASCE 7-10 Figure 7-8

Snow Density:	20.3123	pcf
Maximum Intensity of Snow Drift Load, p_d :	64.1	psf
Truss or Joist spacing:	24.0	in
Maximum Intensity of Snow Drift Load, p_d :	128.2	plf



**Jones & DeMille
Engineering**

Project: Boys & Girls Club Bldg Structural Evaluation 0

Client: Boys & Girls Club of Carbon Co. 0

Project #: 0

MAIN WIND FORCE RESISTING SYSTEM - ENVELOPE PROCEDURE

Basic Wind Speed	115	
Roof Angle (Degrees)	22.6	
Mean roof height	25	ft
Exposure	C	
Adjustment factor, λ	1.35	
K_{zt}	1	

ASCE 7-10

Figure 26.5-1

§26.7

Figure 28.6-1

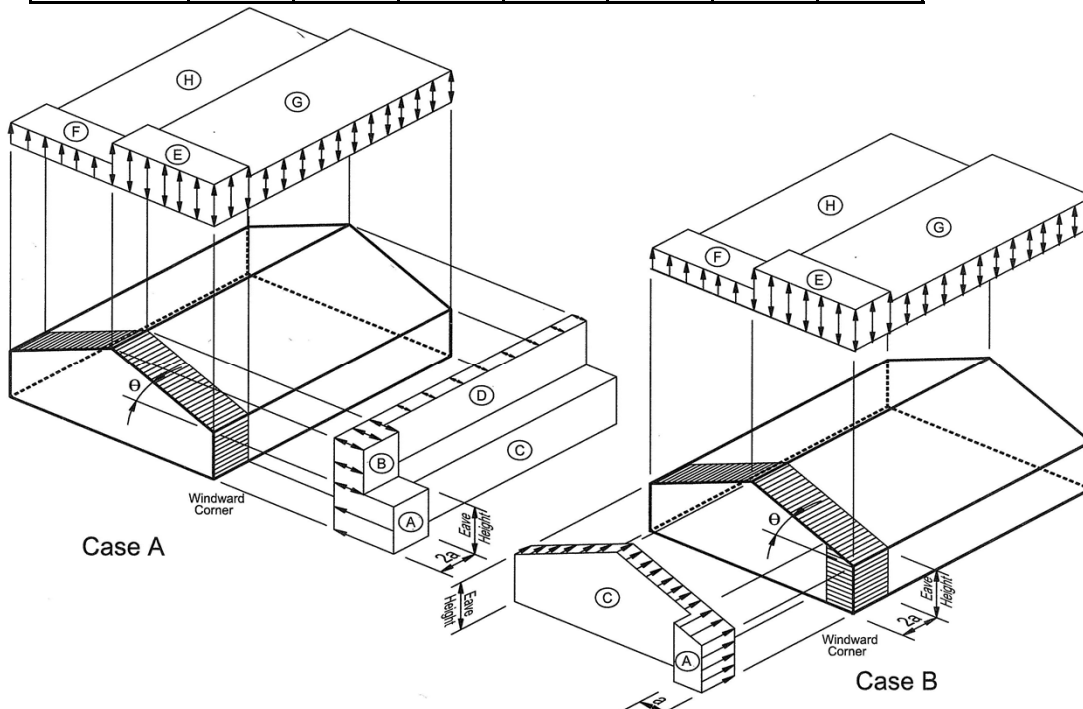
Eq. 26.8-1

Zone	CASE A				CASE B		MWFRS p_s	
	$p_{s30},$	$p_{s30},$	$p_s,$	$p_s,$	$p_{s30},$	$p_s,$		
	Case 1	Case 2	Case 1	Case 2	Case 1	Case 1		
A	27.6	N/A	37.2	N/A	21.0	28.4	37.2	psf
B	-1.5	N/A	-2.0	N/A	N/A	N/A	8.0	psf
C	19.2	N/A	26.0	N/A	13.9	18.8	26.0	psf
D	0.3	N/A	0.3	N/A	N/A	N/A	8.0	psf
E	-18.1	N/A	-24.5	N/A	-25.2	16.0	0.0	psf
F	-16.7	N/A	-22.5	N/A	-14.3	16.0	0.0	psf
G	-12.8	N/A	-17.3	N/A	-17.5	16.0	0.0	psf
H	-13.0	N/A	-17.6	N/A	-11.1	16.0	0.0	psf
E_{OH}	-28.2	N/A	-38.1	N/A	-35.3	16.0	0.0	psf
G_{OH}	-22.8	N/A	-30.8	N/A	-27.6	16.0	0.0	psf

Eq. 28.6-1

Figure 28.6-1

Utah 15A-3-106.5





Project: Boys & Girls Club Bldg Structural Evaluation Page:

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Date: 8/13/2015

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By: KLT

Tier 1 Quick Check Procedure (ASCE 31-03)

Pseudo Lateral Force

Equation to use:

Eq. 3-1

V = CSaW = 236,567 lbs

where:

C =

1.3

S_a =

0.433

W =

419,840 lbs

3.5.2.1

Eq. 3-1

Table 3-4

Eq. 3-4

Story Shear Forces

$$F_x = \frac{w_x h_x^k}{\sum_{i=1}^n w_i h_i^k} V$$

$$V_j = \sum_{x=j}^n F_x$$

3.5.2.2

Eq. 3-3a

Eq. 3-3b

where:

n = 1 stories

W = 419,840 lbs

V = 236,567 lbs

k = 1.0

j =	1	2	3	4	5	6	
w _j =	251,904	167936	0	0	0	0	lbs
h _j =	12	25	0	0	0	0	ft
w _j h _j ^k =	3,022,848	4198400	0	0	0	0	
F _j =	99,028	137539	0	0	0	0	lbs
V _j =	236,567	137539	0	0	0	0	lbs

Shear Stress in Shear Walls

$$v_j^{avg} = \frac{1}{m} \frac{V_j}{A_w}$$

Wall Type: Wood

m = 4

v_j^{allow} = 1000 psi

A_w = 100 100 0 0 0 0 ft

v_j^{avg} = 591.4 343.847268 psi

Result: OK

3.5.3.3

Eq. 3-12

Table 3-7

(Conservative Est.)



SOUTHEASTERN UTAH DISTRICT HEALTH DEPARTMENT

☐ 28 S. 100 E.
P.O. Box 800
Price, Utah 84501
(435) 637-3671
Fax (435) 637-1933
www.seuhealth.com

DAVE CUNNINGHAM, R.N., M.S.N.
Health Director

DOTTIE FLEMETT, R.N.
Nursing Director

BRADON BRADFORD, M.S.P.H.
Environmental Health Director

TRACY RANDALL
Budget & Accounting Officer

P.O. Box 644, Castle Dale, Utah 84513 • 381-2252 ☐
P.O. Drawer E, Moab, Utah 84532 • 259-5602 ☐
P.O. Box 127, Monticello, Utah 84535 • 587-2021 ☐
P.O. Box E, Blanding, Utah 84511 • 678-2723 ☐

August 11, 2015

RE: Boys and Girls Club Inspection - Price, Ut

To whom it may concern:

On July 30, 2015, I did a preopening inspection the Boys and Girls Club located at 30 East 200 South, Price. Apart from some minor recommendations which were verbally expressed during the inspection, the building and the kitchen are suitable for snack and occasional full meal service.

Please call Environmental Health at 435-637-3671 with any questions.

Gary J. Xanthos
LEHS

Southeastern Utah District Health Department



Nick Tatton <nickt@priceutah.net>

Lease of the old county senior center

1 message

Paul Bedont <paulb@priceutah.net>

Wed, Jul 22, 2015 at 9:53 AM

To: Joe Piccolo <mayor@priceutah.net>, Rick Davis <Rickd@priceutah.net>, Wayne Clausing <wclausing@sutherlands1br.com>, Kathy Hanna Smith <kathyhannasmith@gmail.com>, Layne Miller <laynem@priceutah.net>, Jeff Nielson <Jeffn@priceutah.net>, Nick Tatton <Nickt@priceutah.net>, Nick Sampinos <nsampinos@emerytelcom.net>, Trenton Bennett <trentonb@priceutah.net>, Frank Peczuh <fpeczuh@peczuhprinting.com>

Mayor & Council,

I believe Nick Tatton has advised you of the situation at the old senior center. It appears as though Carbon County is desirous to lease the building to the Boys and Girls Club. I am not opposed to the lease; however there are some serious concerns which must be addressed.

If you recall, when the county made the decision to construct a new senior center, their rationale was that the old building was no longer safe and a new building was needed. I can only assume the county performed an engineering analysis of the building and concluded it could not be renovated or upgraded due to structural defects, hence the need for a new building.

When the seniors vacated the building, the county recreation department took over the use of the building. Due to the legal status of the county and their ownership of the building, and due to the fact that the building was being used and occupied by a county entity, they are not required to be subject to city inspections or approvals.

I have been made aware that the county is desirous to lease the building to a non-county entity, the Boys and Girls Club. The proposed lease will change the status of the building from an independent government owned and occupied building to a privately occupied lease. In short, the building would then be subject to city requirements dealing with planning and zoning as well compliance with building, fire and other established city, state and federal codes. When there is a change in the use of a building (the building was being used as a predominantly "B" business occupancy, as defined by the building and fire code occupancy classifications) it must be brought up to current codes. The change in use may require the building occupant or owner to bring the building up to the current code requirements. These codes are intended to provide a reasonable degree of safety to occupants of the building and also emergency personnel who are required to respond to a fire or other catastrophe.

Due to the aforementioned information, we are obligated to require the building owner or leasee to provide documentation, from a certified structural engineer, that the building is

safe to occupy. Once this assessment is completed it is up to the building official to determine the occupancy classification of the building, which will help in determining what features the building is required to have in order to comply with the adopted building, mechanical, plumbing, electrical, fire and existing building codes. This may require no changes or may require some very costly changes, depending on what the codes require.

I have spoken with Josie Luke, Director of the Boys and Girls Club, about the kitchen. Should they lease the building, they are desirous of using the commercial stoves. This may require the installation of commercial fire hoods over the stoves. This requirement is no different than what is required by other Price City entities which have commercial stoves. I informed her this may be very costly and should be explored before they signing a lease or deciding to use the kitchen facilities. I also informed her there may be other required changes to the building depending on the use of the building (the occupancy classification as previously mentioned.)

My intent with this email was to give you accurate information on this issue, should you receive questions on the matter.

On an unrelated subject, we are nearing the completion of our new type-6 engine, which was funded at 95% from FEMA. We intend to have it at the fire station tonight and I invite you to stop by and have a look at it. It will be replacing a 35+ year old type -6 Engine which is no longer compliant to federal standards.

We will also have the new 2.5 ton military truck we just received from the Defense Department for you to see. Our intent is to find funding to convert the vehicle to a specialized water tender to protect the city should there be a crude oil, aircraft or wildland fire incident. Obtaining the equipment needed for firefighters to address the risks associated with crude oil shipments traveling through Price City is a high priority on my fire department risk assessments. We currently do not have the equipment necessary to handle a large crude oil tanker, railcar or aircraft fire. It is my understanding that Carbon County has permitted the crude oil transload facilities a total of up to 600 trucks per day. Crude oil tankers carry about 11,000 gallons of crude oil, which equates to a potential of 6.6 million gallons of crude oil per day traveling through our city and within 200 feet of our hospital, schools, Gas Stations, businesses and residential homes. With the recent crude oil railcar and tanker incidents it shouldn't be hard for you to see my concerns.

The cost of purchasing a specialized apparatus capable of responding to these types of fires is in excess of \$500,000. Our intent is to have the military vehicle modified to meet this new risk at a palatable cost to our city. The modifications will cost an estimated \$80-90,000, which is less than 20% of what a new truck will cost. Uintah and Duchesne Counties recently obtained and modified 5 of these vehicles to address the same crude oil issues we are now faced with.

I also encourage you to seriously consider our current fire station situation. We currently do not have sufficient storage space for the apparatus and equipment we now have, let alone the apparatus and equipment we will be required to obtain in the near future. I have been very fortunate to obtain federal funding for most of the equipment we have needed, however FEMA no longer offers assistance with building construction.

Thank You,

Chief Bedont

Paul Bedont

Fire Chief

Price City Fire Department

(O) 435-636-3187

(F) 435-636-3150

fire@priceutah.net

ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY PLANNING AND ZONING COMMISSION AND AS AGREED TO BY THE LAND USE APPLICANT FOR OPERATION OF YOUTH AND TEEN CLUB WITH EDUCATIONAL, CHARITABLE AND ATHLETIC ACTIVITIES.

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **MEGAN MARSHALL, CHAIR, BOYS AND GIRLS CLUB OF CARBON COUNTY** regarding the conditions of land use associated with **A YOUTH AND TEEN CLUB WITH EDUCATIONAL, CHARITABLE AND ATHLETIC ACTIVITIES** at **30 EAST 200 SOUTH** as it is associated with **THE BOYS AND GIRLS CLUB OF CARBON COUNTY**.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **Megan Marshall, Chair, Boys and Girls Club of Carbon County** (Applicant), for the property located at **30 East 200 South**.

Term: the term of this agreement commences on **August 24th, 2015** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- Ensure that all use and occupancy restricted until structural mitigation improvements identified in the structural engineer's report are completed finding that structurally safe buildings protect the health, safety and welfare of the community.
- Acknowledge that use of Main Level restricted and unauthorized until final inspection and approval by the Price City Fire Chief as it is related to exit signage, door removal and emergency lighting finding that compliance with safety requirements protects the health, safety and welfare of the community.
- Acknowledge that use of kitchen restricted until such time as exit signage is installed and all equipment not in use is removed and final inspection of the grease hood is completed finding that the potential for fire is mitigated with proper inspection and compliance.
- Acknowledge that use of basement restricted until final inspection and compliance with all requirements, including fire safety in the stairwell, for use of the basement are completed finding that compliance with safety requirements protects the health, safety and welfare of the community.
- Acknowledge that use of second floor above grade restricted until all safety requirements and access requirements are installed and inspected finding that compliance with safety requirements protects the health, safety and welfare of the community.
- Site requirements:
 - Area Lighting: lighting to be shaded and angled to mitigate light transference to neighboring residential uses. Lights to be on timers and motion activated.
 - Drop-Off & Pick Up Zone: Boys and Girls Club to coordinate paint striping of drop off and pick up zone with Price City Public Works Department to mitigate any vehicle or pedestrian impacts.
 - Off-Street Parking Lot: minimum of 9 off street parking spots completed based on the need of 4 spaces for staff and 5 spaces for visitors.
 - Garbage Enclosure: Garbage dumpster location to be enclosed in a 6' sight obscuring and gated enclosure. Garbage service to be such that the size and frequency of disposal does not allow accumulations of garbage or rubbish to overflow the garbage cans.
- Complete all building renovations to be completed under the auspices of a valid Price City Building Permit and safety inspection of structures and property completed by the Price City Building Inspector finding that properly constructed, renovated and inspected structures and property protect the health, safety and welfare of the community;
- Signage to be placed at the site only after final review and approval of site signage plan by the Price City Planning Department finding that complying signage promotes increased consistency and commercial operation identification within the community;
- Ensure control of site and location entry and security of all club participants from unauthorized persons and background checks by qualified law enforcement personnel for all employees and volunteers working with children at the club finding that safety of minor children is a primary concern in the community;
- Ensure that no conditions at the property or structure(s) that place the property or structures in violation of the Price City Property Maintenance Code, including all snow removal loading to be maintained on-site and not placed within 200 South Street or Carbon Avenue, finding that properly maintained properties and structures protect area property values and promote the goals in the Price City General Plan;

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated.

SIGNED THIS 24th DAY OF August 2015.

Price City

Applicant:

By Robert Oliver, Planning Commission Chair

Megan Marshall, Chair
Boys and Girls Club of Carbon County

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: YOUTH AND TEEN ORGANIZED
CLUB WITH EDUCATIONAL, CHARITABLE, AND
ATHLETIC ACTIVITIES AT 30 EAST 200 SOUTH
WITHIN THE COMMERCIAL 1 ZONING DISTRICT**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____